

via EMAIL

FROM: Leslie Zupan
TO: Faroll Hamer, Director Planning and Zoning
CC: Heidi Ford
Heath Wells
DATE: 5/21/2009, 2:54 PM
SUBJECT: Last Night's Meeting

Hi Faroll --

Several of us were intrigued last night by your statements at the Braddock Implementation Advisory Group that (1) there is flexibility in how the community amenity fund (CAF) could be used; and (2) that the City can negotiate open space and CAF contributions from developers whose sites were not part of the original Braddock Road plan list.

The first issue is interesting because it would indicate some or all of the CAF monies could be used for streetscaping and other improvements to non-walkings treets. The second is interesting as a supplemental source of funding not included in the original formula calculations. Examples of some sites not on the Braddock Plan development list might include such parcels as Alexandria Lighting at N. Henry and Wythe Streets.

Could you just recap your thoughts and position on these two issues should any ICCA members ask?

Thanks!

Leslie

via EMAIL

FROM: Faroll Hamer, Director Planning and Zoning
TO: Leslie Zupan
CC: Heidi Ford
Heath Wells
Karl Moritz, Deputy Director Planning and Zoning
Jeff Farner, Deputy Director Planning and Zoning
Kathleen Beeton, Division Chief
Veronica Davis, Urban Planner
DATE: 6/1/2009, 1:44 PM
SUBJECT: Last Night's Meeting

Leslie --

Thank you for your email. It was great seeing you at the BIAG meeting. Below is a response to the two issues you raised.

(1) There is flexibility in how the community amenity fund (CAF) could be used.

As we have discussed, there is some flexibility in how the community amenity funds are used. While the Braddock Plan identifies the walking streets as the streets which will receive the highest priority for funding of streetscape improvements, if the implementation advisory group recommends improvements on non-walking streets these improvements can be considered as part of the implementation phase.

At the meeting, we also discussed the fact that a portion of the \$500,000 designated for retail enhancements could be used for streetscape improvements such as trees, landscaping, sidewalk improvements etc. that would improve the retail environment. In fact, the Plan specifically states that some of the retail funds can be used for façade and streetscaping improvements, especially along Queen Street. It also states on page 118 that “The public amenities described in earlier chapters include . . . streetscape enhancements on the four designated ‘walking streets’ **and elsewhere** . . .”

If there is money available above and beyond the cost to improve the designated walking streets, either from new sources (see below) or because the cost estimates were higher than the reality, or because the streets themselves were not in need of such extensive repair and redevelopment, these additional funds could, with input from the BIAG, be spent on streets elsewhere in Parker Gray or the Braddock Metro Neighborhood area.

(2) The City can negotiate OSF and CAF contribution from developers whose sites were not part of the original Braddock Road plan list.

In the future, there may be properties that wish to redevelop through a rezoning, that were not among the 13 sites evaluated as part of the funding formula. While the Plan does not specifically recommend higher densities for those sites, it is possible that they will in the future be able to make an argument that increased density and a mix of uses better fulfills the intent of the plan, and can successfully apply for a rezoning and a small area plan amendment. If such a rezoning occurs, these sites would be required to provide a contribution to the established amenity and open space funds. A preliminary investigation indicates that as much as several hundred thousand dollars might eventually become available through this means.

With regard to smaller redevelopment sites which require approval of a site plan or development special use permit that were not identified as redevelopment sites in the Plan, these sites are not required to contribute to the funds. However, through the development process we anticipate working with the community and developers for each of the sites to provide street enhancements such as public art, sidewalk improvements, undergrounding of utilities, bulb-outs, street trees, trash cans, lighting, and open space improvements depending on the scale of the project.

As you know we share the goal of providing streetscape amenities and within the Braddock neighborhood and look forward to working with you through the implementation phase of the Plan. (As a reminder, the Braddock funding formulas will be back before the Council on June 9, and we have included some of the above information in the revised staff report.)

If you have any further questions, please do not hesitate to contact me or my staff.

Faroll